



Battle Creek Historic District Commission

Staff Report

Meeting: September 9, 2013

To: Historic District Commission

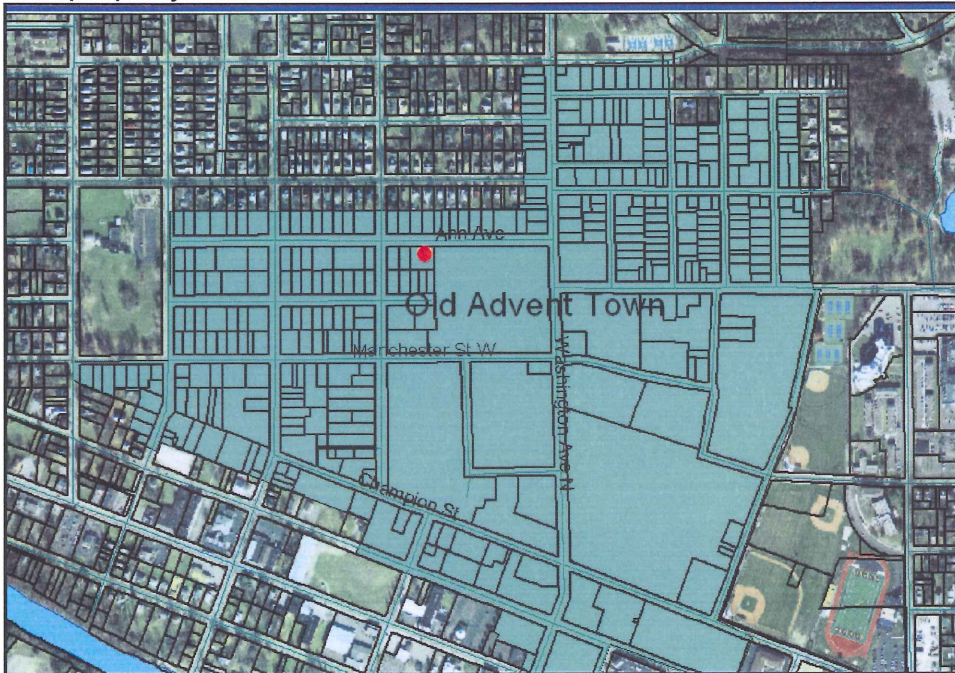
From: Glenn Perian, Senior Planner

Date: August 29, 2013

Subject: The petition filed by Neighborhoods Inc., on behalf of Vicki Andrews-Hall, for the issuance of a Determination of Appropriateness to do various repair and maintenance work at 67 Ann Avenue.

Site:

The property is located in the Local Old Advent Town Historic District.



Summary of Request

The proposed project includes the repair to the garage and home including new roofing material, the replacement of broken windows, the pouring of new concrete steps, tuck pointing, new gutters, painting, and the installation of new garage doors at 67 Ann Avenue. The applicant is requesting the HDC for the issuance of a Certificate of Appropriateness to install an architectural shingle to the house and "Renaissance Collection" custom garage doors. The proposed work is in response from the City's Order to Repair and the 10th District Court's judgment to correct conditions occurring on the property. An itemized list of the work

to be done, a sample of the proposed garage door will look like, photos of the condition of the home and garage and photos of other garage doors in the immediate vicinity has been provided. Additionally, the applicant is expected to be at the meeting to answer any questions you may have about the project.

Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install new windows and shingles at the residence located at 125 Oaklawn Avenue.

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) The Commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
 - (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
 - (4) Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** This project includes needed repair and maintenance to the property including new shingles and garage doors

and we think the new materials qualify as minimal alterations to the property.

- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** The proposed work is necessary and the replacement of the roof and garage doors is necessary.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials are being proposed that will create an earlier appearance.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** The only proposed changes to the exterior of the structure are the roof and garage doors.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** This requirement is not relevant.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** The applicant has stated that the old style shingles are not available for this project and custom built garage doors are cost prohibitive.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This does not apply to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.

- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement for the project.
- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** This requirement does not apply to this project.

(Ord. 14-97. Passed 8-5-97.)

Recommendation:

The proposed work is for repair and maintenance to property at 67 Ann Avenue. The proposed work does not appear as though it will impact the historical or architectural value of the surrounding area. Furthermore, the work is in compliance with the existing zoning ordinance for the zoning district of the properties. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work included in the application and plan submitted for 67 Ann Avenue, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.

